

October 22, 2003 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SR0126

Catherine S. Shumaker

Bermuda Magisterial District
10041 Beaumont Avenue

REQUEST: Renewal of manufactured home permit 96SR0103 to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

This property is located at 10041 Beaumont Avenue. Tax ID 793-666-2806 (Sheet 18).

Existing Zoning:

R-7

Size:

0.1 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential
South - R-7; Residential
East - R-7; Residential
West - R-7; Residential

Utilities:

Public water and sewer

General Plan:

(Jefferson Davis Corridor Plan)

Residential
(2.51 – 4 units per acre)

DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 96SR0103 to park a manufactured home in a Residential (R-7) District. The first permit was issued on August 24, 1983.

The manufactured home is located on property belonging to the applicant.

The property is served by public water and sewer.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Jefferson Davis

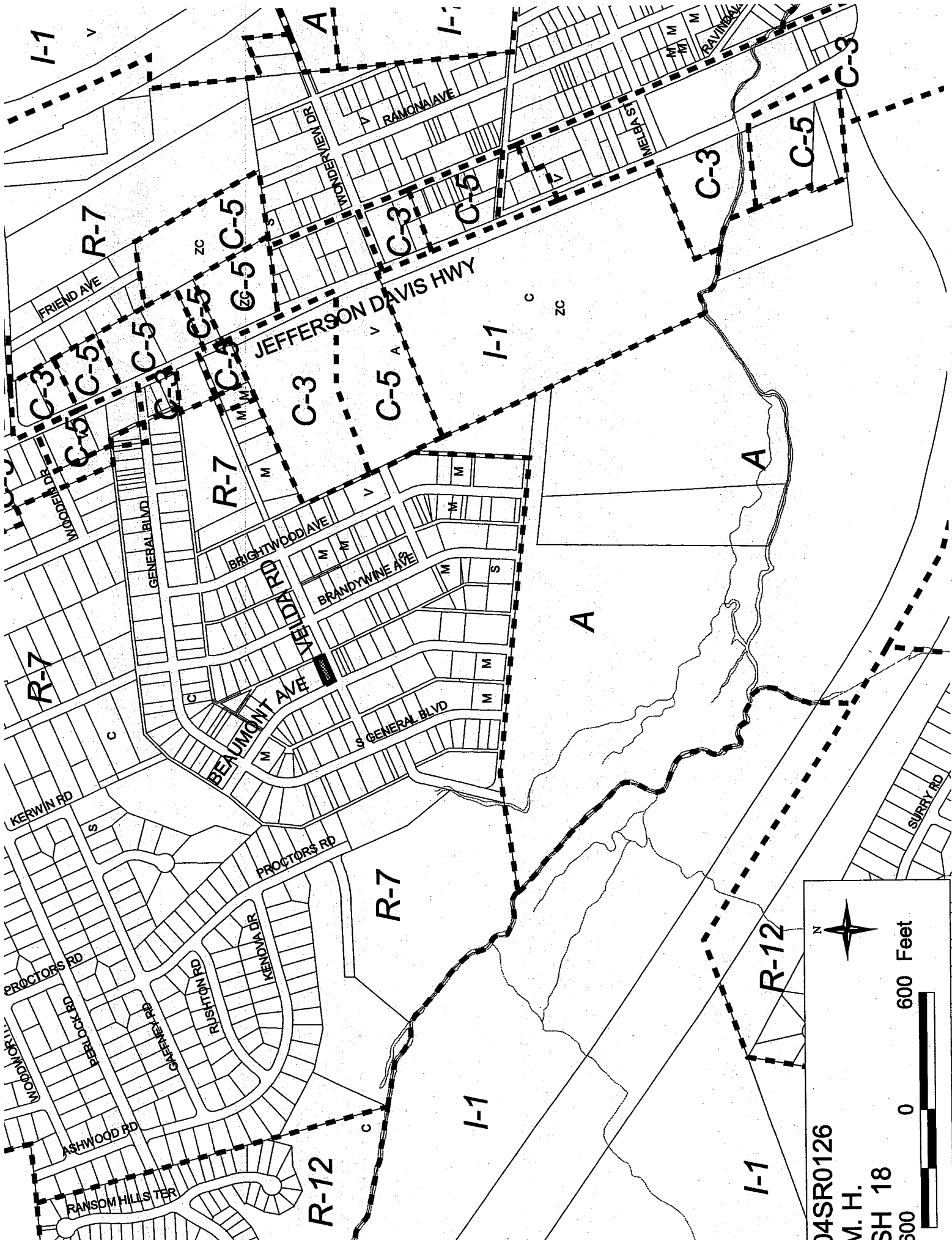
Corridor Plan for residential use. Adjacent properties are zoned Residential (R-7). Development in this area gives the neighborhood a stable residential character. This is an older, well-established subdivision.

Staff's field visit revealed that the manufactured home and property is very well-maintained.

If this were a new request, staff would recommend denial; however, since a manufactured home has been parked on the subject property since the 1980's, staff would recommend approval subject to the aforementioned conditions.

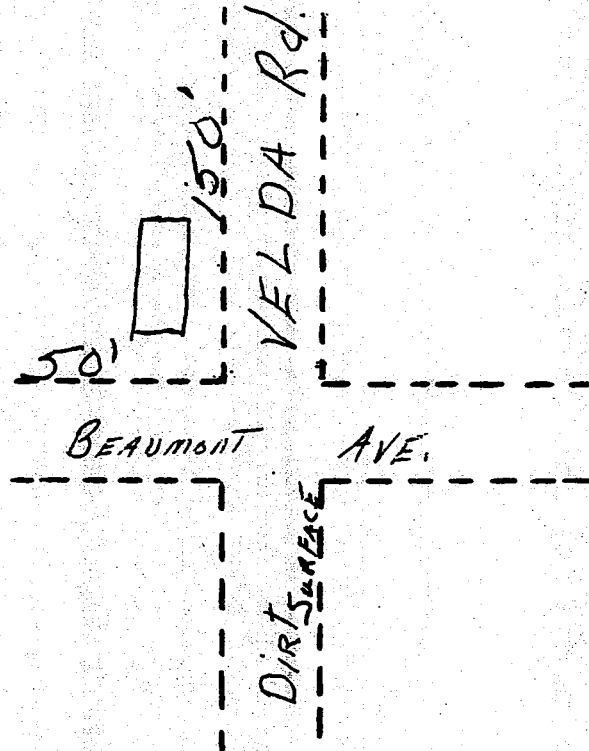
Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling and if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



04SR0126
V. H.
SH 18
600 0 600 Feet

A PLAT OF THIS PROPERTY IS HERETO ATTACHED AND MADE A PART OF THIS APPLICATION AND SPECIFIES THE PROPOSED LOCATION OF SAID TRAILER.



INDICATE NORTH
BY USE OF ARRO

- A) Follow dotted lines to draw outline of road way on which property is situated, showing the location of trailer (lines may be extended or shortened where necessary).
- B) Also indicate closest intersection of roads.
- C) Name roads at location of trailer and at intersection
- D) Make sure all distances are noted in feet (the use of a surveyor's plat of the property is preferred).
- E) Indicate North by use of an arrow through the circle above.